

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	620 W. Glendale St.	Date:	June 15, 2015
Perm. Parcel No:	812-29-027	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Antoinette Hereford	Maximum Occupancy:	4 persons
Mail to:	1813 Bairsford Drive Apt. 2-B	Property:	Legal Conforming [X]
	Columbus, OH 43232		Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially behind garage.
2. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
3. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
4. Power wash house and garage. Scrape and paint metal chimney.
5. Remove old antenna on house.
6. Power wash window and awnings and scrape and paint.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.
3. The garage is out of plumb, make necessary repairs to make garage plumb.
4. Replace rotted and incorrectly repair support post from roof. Also install a sill plate to support roof, replace concrete pad under garage roof overhang.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens. Or replace all obsolete windows with new replacement windows.
3. Repair the damage to the tree lawn using top soil if necessary and seed the area.
4. Trim all trees, bushes and/or shrubbery on the property, especially off house and roof also back yard.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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620 W. Glendale St.
Antoinette Hereford
June 15, 2015

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. Floors must be concrete material and be free of serious or misaligned cracks. Replace or repair the garage floor.
3. Replace man door and frame.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
2. Level 2 squares of public sidewalk. Level 2 squares of front and side service sidewalk.
3. Replace 1 square of front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
4. Remove and replace broken or deteriorated asphalt drive in front of public walk and front of garage.

GENERAL ELECTRICAL ITEMS:

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
2. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets bedrooms, front room and kitchen check all outlets.
3. Correct the installation of EMC on side of house where electric supplies the garage.
Permit and Inspections required.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed 1/4-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. And install a dirt leg on the gas piping to the hot water tank. (it is incorrectly installed)
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Correctly install drain for washing machine. *Requires permit and inspections.*
4. Replace outside hose bib and move gas meter to the left of hose bibs.

GENERAL HVAC ITEMS:

1. Replace the obsolete gas valve at the furnace and hot water tank with the correct 1/4-turn gas shut-off valve.

KITCHEN ITEMS:

1. Install new floor tile in the kitchen.
2. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
3. Clean, repair and disinfect the kitchen cabinets.
4. Install new flexible gas connectors behind the stove.
5. Repair hole in wall under kitchen sink.

BATH ITEMS:

1. Flooring must be smooth and water-tight. Install a new tile floor.
2. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
4. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.
5. Caulk backsplash of sink, after moving pedestal sink back to wall.

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INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint the interior.
2. Floors must not have any weak, loose, or decayed sections or boards. Replace the damaged floor in the living room and hallway.
3. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
4. Install a new smoke detector on the first floor level and in all sleeping rooms.
5. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**